

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for Variance from Section 1B02.3B (2C3.3) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To permit side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet and a sum of the side yard setbacks of 12 feet in lieu of the required 25 feet. House was constructed in 1965 with existing deficient set back on west side, which owners would like to correct at this time by way of a variance. Raised brick porch with no roof was constructed as shown on the east side, which the owners now wish to enclose at this time to create more habitable space.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) Jeffrey E. Pepper  
Signature Rona D. Pepper  
Address Rona D. Pepper  
City and State  
Attorney for Petitioners:  
(Type or Print Name) Address Phone No.  
Signature City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address Jeffrey E. Pepper  
City and State  
Name 8230 Streamwood Drive 484-4265  
Attorney's Telephone No.: 7-1208 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of January, 1987, at 11:00 o'clock A.M.

*Carl J. J...*  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/Streamwood Dr., 559.55' E of : OF BALTIMORE COUNTY  
Hawksbury Rd. (8230 Streamwood :  
Dr.), 2nd District  
JEFFREY E. PEPPER, et ux, : Case No. 87-299-A  
Petitioners :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Jeffrey E. Pepper, 8230 Streamwood Dr., Baltimore, MD 21208, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

## LEGAL NOTICE

PETITION FOR ZONING VARIANCE  
N/Streamwood Drive,  
559.55' E of Hawksbury Road  
(8230 Streamwood Drive)  
2nd Election District  
Jeffrey E. Pepper, et ux  
Case No. 87-299-A

## CERTIFICATE OF PUBLICATION

84218

Pikesville, Md., Dec. 24 19 86

RTIFY, that the annexed advertisement 1 in the NORTHWEST STAR, a weekly blished in Pikesville, Baltimore land before the 13th day of Jan. 19 87 the first publication appearing on the 24th day of Dec. 19 86 the second publication appearing on the day of 19 the third publication appearing on the day of 19

THE NORTHWEST STAR

*Phyllis Cole Friedman*  
Manager

Cost of Advertisement \$20.80

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
N/S Streamwood Drive, \* DEPUTY ZONING COMMISSIONER  
559.55' E of Hawksbury Road \* OF BALTIMORE COUNTY  
(8230 Streamwood Drive)  
2nd Election District  
Jeffrey E. Pepper, et ux \* Case No. 87-299-A  
Petitioners \*

The Petitioners herein request a zoning variance to permit side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet and a sum of the side yard setbacks of 12 feet in lieu of the required 25 feet.

Testimony by one of the Petitioners indicates that the subject residence was constructed in approximately 1965 with a 7-foot side yard setback on the west side. Sometime thereafter a brick patio was built on the east side with a 5-foot side yard setback and has been used since as warm weather living space. The Petitioners now propose the enclosure of that patio/porch for year round habitable space. There is no drainage problem on the site or adjacent property. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of January, 1987, that the herein request for side yard setbacks of 5 and 7 feet, and additionally, a sum of the side yard setbacks of 12 feet, in accordance with the plan submitted, be and are hereby GRANTED, from and after the date of this Order.

*Sam M. H. Jung*  
Deputy Zoning Commissioner  
of Baltimore County

PETITION FOR ZONING VARIANCE  
2nd Election District  
Case No. 87-299-A

LOCATION: North Side of Streamwood Drive, 559.55 feet East of Hawksbury Road (8230 Streamwood Drive)  
DATE AND TIME: Tuesday, January 13, 1987, at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet and a sum of the side yards of 12 feet in lieu of the required 25 feet

Being the property of Jeffrey E. Pepper, et ux as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

January 7, 1987

Mr. Jeffrey E. Pepper  
Mrs. Rona D. Pepper  
8230 Streamwood Drive  
Pikesville, Maryland 21208

RE: PETITION FOR ZONING VARIANCE  
N/S Streamwood Dr., 559.55' E of Hawksbury Rd. (8230 Streamwood Dr.)  
2nd Election District  
Jeffrey E. Pepper, et ux - Petitioners  
Case No. 87-299-A

Dear Mr. and Mrs. Pepper:

This is to advise you that \$60.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 30480

DATE 1-13-87 ACCOUNT 01-615-000  
AMOUNT \$ 60.55  
RECEIVED FROM Jeffrey E. Pepper  
FOR Filing Fee for Variance 87-299-A  
Validation or Signature of Cashier

Mr. Jeffrey E. Pepper  
Mrs. Rona D. Pepper  
8230 Streamwood Drive  
Pikesville, Maryland 21208

December 12, 1986

## NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
N/S Streamwood Dr., 559.55' E of Hawksbury Rd. (8230 Streamwood Dr.)  
2nd Election District  
Jeffrey E. Pepper, et ux - Petitioners  
Case No. 87-299-A

TIME: 11:00 a.m.

DATE: Tuesday, January 13, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*Carl J. J...*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 025662

DATE 1-13-87 ACCOUNT 01-615-000  
AMOUNT \$ 35.00  
RECEIVED FROM Rona D. Pepper  
FOR Filing Fee for Variance 87-299-A  
Validation or Signature of Cashier

OFFICE COPY

9-10-87



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 7, 1996

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cdo

Chairman

MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Bureau of Education  
Zoning Administration  
Industrial  
DevelopmentMr. Jeffrey E. Pepper  
8230 Streamwood Drive  
Baltimore, Maryland 21208RE: Item No. 181 - Case No. 87-299-A  
Petitioner: Jeffrey E. Pepper, et ux  
Petition for Zoning Variance

Dear Mr. Pepper:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner

Date: December 19, 1986

FROM: Norman E. Gerber, AICP, Director  
Office of Planning and ZoningSUBJECT: Zoning Petitions No. 87-287-A, 87-288-A, 87-289-A, 87-295-A,  
87-296-A, 87-297-A, 87-298-A and 87-299-A

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:sib

RECEIVED  
DEC 23 1986

ZONING OFFICE

CPS-008

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353ARNOLD JABLON  
ZONING COMMISSIONERJEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

January 27, 1987

Mr. & Mrs. Jeffrey E. Pepper  
8230 Streamwood Drive  
Pikesville, Maryland 21208RE: Petition for Zoning Variance  
N/S Streamwood Drive,  
559.55' E Hawksbury Road  
2nd Election District  
Case No. 87-299-A

Dear Mr. &amp; Mrs. Pepper:

Enclosed please find a copy of the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been Granted.

If you have any questions on the subject, please do not hesitate to contact this office.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

87-299-A

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
10th day of December, 1986.

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

Petitioner: Jeffrey E. Pepper, et ux  
Petitioner's Attorney

Received by: James E. Dyer

Chairman, Zoning Plans  
Advisory Committee

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

87-299-A

District: 2nd  
Posted for: *Norman E. Gerber*  
Petitioner: *Jeffrey E. Pepper, et ux*  
Location of property: *N/S of Streamwood Drive, 559.55' E of Hawksbury Road (559.55' E of Streamwood Dr.)*  
Location of Sign: *on front of 8230 Streamwood Drive*  
Remarks:  
Posted by: *J. Dyer* Signature  
Date of return: *12-23-86*  
Number of Signs: *1*

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550STEPHEN E. COLLINS  
DIRECTOR

December 15, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 171, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, and 187.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500PAUL H. REINCKE  
CHIEF

November 24, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Jeffrey E. Pepper, et ux

Location: N/S Streamwood Drive, 559.55' E. Hawksbury Road

Item No.: 181

Zoning Agenda: Meeting of 11/18/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/m

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204

December 2, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 181 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jeffrey E. Pepper, et ux  
Location: N/S Streamwood Drive, 559.55 feet E Hawksbury Road  
District: 2nd.

## APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.C.G. #17-85 - 1980) and other applicable Codes and Standards.

(A) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(B) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

H. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Mark C. E. Burman*  
Mark C. E. Burman, Chief  
Building Plans Review

/77/86

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

DECEMBER 18, 1986

Re: Zoning Advisory Meeting of November 18, 1986  
Item # 181  
Property Owner: JEFFREY E. PEPPER, et al  
Location: N/S STREAMWOOD DRIVE, 559.55'  
E. HAWKSURRY RD.

Dear Mr. Jablon:

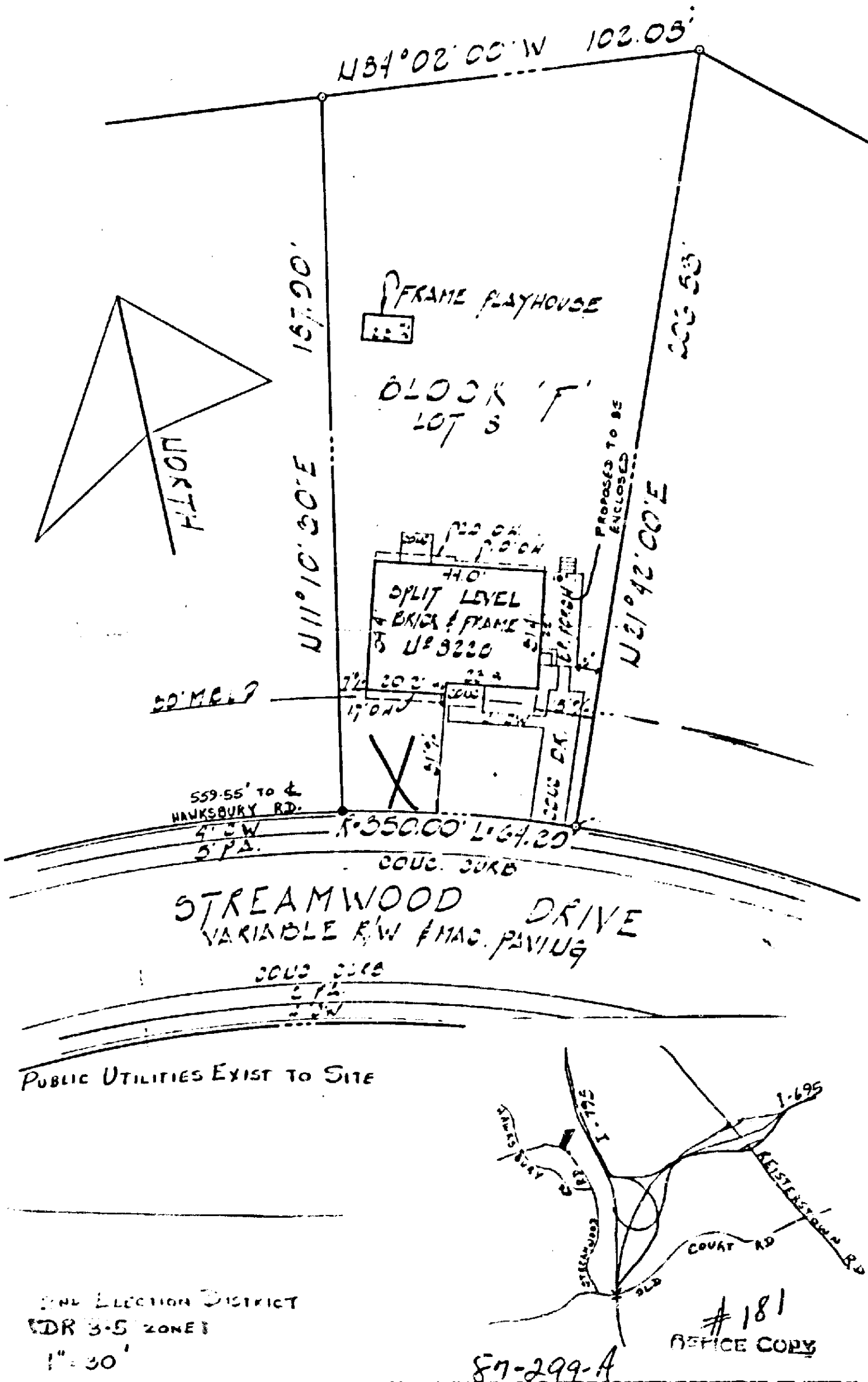
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

cc: James Hoswell

David Fields, Acting Chief  
Current Planning and Development

Plat showing the property known as #8230 Streamwood Drive, Baltimore County, Maryland. Also being known as Lot #8, Block "F", as shown on the plat entitled OLD COURT ESTATES-SECTION V-A, which plat is recorded among the Land Records of Baltimore County in Plat Book Liber 30, Folio 40.



# CERTIFICATE OF PUBLICATION

TOWSON, MD., December 25, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 25, 1986.

THE JEFFERSONIAN,

*Susan Shuler O'Brien*

Publisher

Cost of Advertising

24.75

**PETITION FOR ZONING VARIANCE**  
2nd Election District  
Case No. 87-299-A

**LOCATION:** North Side of Streamwood Drive, 559.55 feet East of Hawkbury Road (8230 Streamwood Drive)

**DATE AND TIME:** Tuesday, January 13, 1987, at 11:00 a.m.

**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet and a sum of the side yards of 12 feet in lieu of the required 25 feet.

Being the property of Jeffrey R. Popper, et al., as shown on plat filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, consider any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or above or made at the hearing.

By Order of  
ARNOLD JARLOM  
Zoning Commissioner  
of Baltimore County  
12/18 Dec. 25.